



City of Loma Linda Official Report

Robert Christman, Mayor
Stan Brauer, Mayor pro tempore
Floyd Petersen, Councilmember
Robert Ziprick, Councilmember
Rhodes Rigsby, Councilmember

COUNCIL AGENDA: September 12, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: CERTIFICATE OF APPROPRIATENESS - A request for the City Council to ratify the Historical Commission's approval of the Certificate of Appropriateness (as per the Loma Linda Municipal Code Chapter 17.80 Historic Preservation) for Conditional Use Permit No. 06-04. The project is a proposal to relocate the Drew House (an existing 800 square-foot single-family home) from 25676 Lawton Avenue to 25092 Barton Road. The house will be rehabilitated, preserved and maintained at the new location, and will share the lot with an existing single-family structure in the R-3, Multiple-Family Residence Zone.

RECOMMENDATION

The recommendation is that the City Council approves the Certificate Of Appropriateness for Conditional Use Permit (CUP) No. 06-04 based on the Findings.

BACKGROUND

A detailed chronology of the project review process and landmark dates is available for review in Attachment 1, Planning Commission Staff Report of August 16, 2006.

On August 16, 2006, the project was heard by the Planning Commission for approval of Conditional Use Permit No. 06-04. No pertinent issues were raised by the public or Planning Commission. The Conditional Use Permit was unanimously approved by the Commission.

On July 10, 2006, the Historical Commission approved the Certificate of Appropriateness for the project. The Commission forwarded the project to the Planning Commission with a recommendation for approval and forwarded the Certificate Of Appropriateness to the City Council for ratification. The Historical Commission Staff Report (July 10, 2006) is available in Attachment 2.

Public Comments

To date, no written comments have been received by the Community Development Department. However, at the August 9, 2006 the Community Development Department received a call from Dr. Soeprono, an adjacent property owner of the receiving site, who expressed his concerns about the appropriateness of the new site but was otherwise in favor of the relocation.

ANALYSIS

Analysis and Findings are available for reference in CUP 06-04 Planning Commission Staff Report (Attachment 1).

ENVIRONMENTAL

The CUP project and Certificate Of Appropriateness are exempt from the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15331, provides a Class 31 Categorical Exemption from CEQA for the restoration and rehabilitation of historical resources. The proposed relocation is considered to be new construction of a single-family residence on the receiving site.

FINANCIAL IMPACT

Staff estimates that the project will be required to pay over \$15,000 in Development Impact Fees to the City in addition to Building and Construction Plan Check and Permit fees.

Respectfully submitted by:



Allan Penaflorida
Planning Technician

ATTACHMENTS

1. Planning Commission Staff Report (8-16-06)
 - A. Site Plan and Location Map
 - B. Project Site Photos
 - C. Project Plans
 - D. Conditions of Approval
 - E. Historical Review Document
2. Historical Commission Staff Report (7-10-06)